Chair Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 5, 2014 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:
Theodore Dziurman, Chair
Teresa Brooks
Michael Carolan
Brian Kischnick

Absent:
Gary Abitheira

Support Staff Present:
Mitch Grusnick, Building Official/Code Inspector
Kathy L. Czarnecki, Recording Secretary

Also Present:
Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

Chair Dziurman asked the minutes to revise the arrival time of Member Kischnick.

Moved by: Kischnick
Support by: Carolan

RESOLVED, To approve the minutes of the November 6, 2013 Regular meeting as corrected.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, DANIEL HEILEMAN OF HEILEMAN SIGNS, 2100 W MAPLE ROAD** – A variance for relief of the Sign Code to install a 24 foot tall ground sign measuring 192 square feet with a zero foot setback from the Maple Road right of way. Table 85.02.05 requires a 30 foot minimum setback for the proposed 24 foot tall, 192 square foot sign.

Mr. Grusnick reviewed the variance request.

Daniel Heileman of Heileman Signs was present. Also present was Mike Delaney to represent the property owner.

It was determined there would be no conflict of interest on the part of Member Carolan who has a relative employed by one of the dealerships on Maplelawn.

Mr. Heileman addressed the sign calculations with respect to the required setback. He indicated the sign would be set back eight (8) feet from the right of way line, nine (9) feet from the edge of the sidewalk. Mr. Heileman compared the dimensions of the existing Chrysler pole sign to the proposed Toyota sign. He said the existing sign owned by Chrysler would be removed and the Toyota sign would be transferred to its new location. Mr. Heileman said the bottom two panels of the sign would cover the sign poles and would remain blank with no verbiage.

Mr. Grusnick addressed sign variances granted to other vehicle dealerships on Maplelawn and indicated the variance requested by Toyota would be consistent with those variances granted. Mr. Grusnick said the proposed Toyota sign would be the lowest sign of the four along Maplelawn. Mr. Grusnick confirmed the proposed sign would have no visual poles, would be in line with other signs and would have no conflict with existing utility easements. Mr. Grusnick said if the Board granted the request as submitted, Toyota could add additional signage to the bottom panels of the sign in the future.

There was no one present in the audience.

Moved by: Carolan
Support by:

RESOLVED, To grant the variance as requested with the condition that the two bottom panels would remain blank.

There was no support for the motion on the floor.

Moved by: Brooks
Support by: Carolan

RESOLVED, That the variance for relief of the sign code to install a 24 foot tall ground sign measuring 192 square feet with an 8 foot setback from the right of way line, and a condition that the bottom two panels of the sign remain blank with no verbiage, be granted for the following reason.

1. The variance would not be contrary to the public interest and intent of Chapter 85.

Yeas: All present (4)
Absent: Abitheira

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

There was general discussion on:

- Board procedure.
- Sign variance granted for 5440 Corporate.
- Sign variance granted for 4835 John R.
- Sign Ordinance.
- Joint City Council/Planning Commission meeting.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:15 p.m.

Respectfully submitted,

_____

Theodore Dziurman, Chair

_____

Kathy L. Czarnecki, Recording Secretary

G:\Building Code Board of Appeals Minutes\2014\Draft\2014 02 05 Regular Meeting_Draft.doc

BUILDING CODE BOARD OF APPEALS SIGN-IN SHEET

February 5, 2014

NAME *(PLEASE PRINT)*	***ADDRESS***
DAN Heileman	4797 Gratiot - St. Clair MI
Mike Delaney	1795 Maplelawn Troy MI
NAME *(PLEASE PRINT)*	***ADDRESS***

BUILDING CODE BOARD OF APPEALS MEETING SIGN-IN SHEET

February 5, 2014